Affordable Housing Opportunity Sites

January 7, 2015

Identifying Opportunity Sites

 What: Use ownership, development status and size criteria to identify parcels of land that might fall into different categories of "opportunity sites" for the creation or preservation of affordable housing within ½ mile of planned light rail transit stations.

• Uses:

- Identifying what strategies might work best in what areas.
- Working with potential partners on specific sites and strategies.
- Tracking opportunity site development over time.

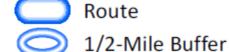
Products:

- Maps of each station area.
- Spreadsheet of opportunity site information by station, station group and corridor.
- Mapping files that can be combined with other mapping information.

Nine Types of Opportunity Sites

Planned Light Rail Transit





Durham Affordable Housing

- Multiple Units (# in Circle is # of Units)
- Single Unit

Water/Wetlands/Floodplains

Parks & Open Space



Parcel Boundary



Publicly Owned

- Undeveloped or Surface Parking
- Underdeveloped or Redevelopable

Institutional or Private-Exempt

- Undeveloped or Surface Parking
- Underdeveloped or Redevelopable
 University/College
- Undeveloped or Surface Parking
- Underdeveloped or Redevelopable

Private

- Existing Apartments
- Undeveloped or Surface Parking
- Underdeveloped or Redevelopable

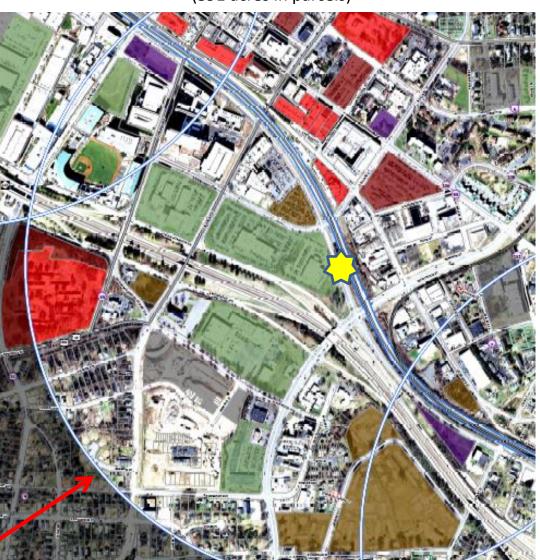
^{*}Note: Only parcels over 0.75 acre were analyzed unless otherwise noted

Dillard Station Example

(391 acres in parcels)

Private, underdeveloped or redevelopable (25 acres)

Private, undeveloped/ parking (25 acres)



Public, undeveloped/ parking (15 acres)

Public, underdeveloped or redevelopable (24 acres)

½ mile radius

	Parcel Acreage Within Half-Mile of Stations		
Parcel Acreage by Ownership and	(total by station group)		
Development Status	Urban Stations		
(station locations at time of Public Work Sessions, November 2014)	(w/Duke Eye	Suburban	All Durham
	Center stop)	Stations	Stations
1. Publicly Owned, Undeveloped or Surface Parking	23	4	27
2. Publicly Owned, Under Developed or Redevelopable	48	-	48
3. Institutional, Undeveloped or Surface Parking	8	-	8
4. Institutional, Under Developed or Redevelopable	12	1	13
5. University/College, Undeveloped or Surface Parking	21	-	21
6. University/College, Under Developed or Redevelopable	115	-	115
7. Private, Existing Apartments	234	389	622
8. Private, Undeveloped or Surface Parking	55	529	584
9. Private, Under Developed or Redevelopable	82	295	377
10. Remaining Parcel Acreage	2,032	1,136	3,167
Total	2,628	2,354	4,982

Next Steps

- Refine the information once final recommended station sites are determined.
- Work with City & County Planning Staff on best ways to use the information as affordable housing strategies are developed.
- Explore expanding the effort to Chapel Hill station areas.